



# 5630 WEST CAMELBACK ROAD

PHOENIX, ARIZONA 85301

1,216 & 1,955 Square Feet Available

Lease Rate: \$20 - \$25 PSF + NNN

Multi-Tenant Strip Center with Camelback Road Frontage

Located in Maryvale Trade Area

Densely Populated, High Traffic Counts

Strong Hispanic Demographic in 1-mile Radius

Close Proximity to Grand Ave, Loop 101, and I-10

Join Shoe Palace, Fresco Mar Seafood & More

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	29.2	27.9	29.4
POPULATION:	23,521	228,636	523,164
AVERAGE HH INCOME:	\$43,073	\$51,391	\$85,693

TRAFFIC COUNTS	VPD
W CAMELBACK ROAD:	29,600
N 59TH AVE:	26,292

YEAR BUILT	2005
ZONING	C-2
APN	144-33-258C

## Matt Harper, CCIM

Senior Vice President

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**SUITE 115**



**SUITE 120-121**



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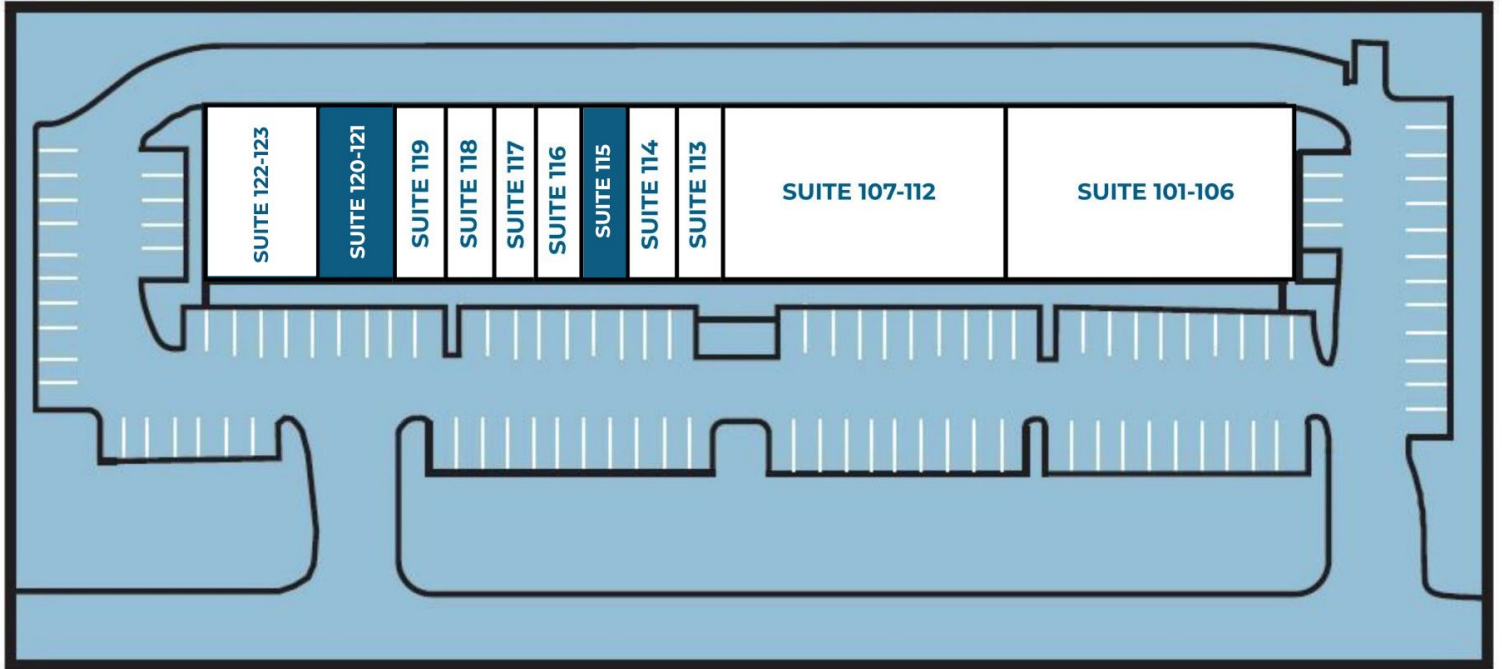
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SUITE	TENANT	SF	RATE
101-106	FRESCO MAR SEAFOOD	7,228 SF	
107-112	SHOE PALACE	7,216 SF	
113	RUMOREZ BEAUTY SALON	1,194 SF	
114	BASIC KNEADS	1,175 SF	
<b>115</b>	<b>AVAILABLE (SUBLEASE)</b>	<b>1,216 SF</b>	<b>\$20 PSF + NNN</b>
116	GP'S FINE FURNITURE	1,660 SF	
117	CELLULAR	986 SF	
118	C&E INSURANCE	1,001 SF	
119	PREMIER KUTS BARBERSHOP	1,026 SF	
<b>120-121</b>	<b>AVAILABLE</b>	<b>1,995 SF</b>	<b>\$25 PSF + NNN</b>
122-123	FLOWER/GIFT SHOP	2,922 SF	

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